

Along with a Transit Oriented Development (TOD) Evaluation Report, this project provided a Land Use and Sustainability Indicators Report that will recommend strategies for sustainable development within the community through the use of sustainability indicators that form land use scenarios that will improve mobility, access, and safety within the community while maximizing the community's assets, particularly its tremendous potential for transit-oriented development along the Blue Line rail corridor. The Florence-Firestone Community faces numerous challenges. At the same time, because of its location, the community has tremendous potential to develop into a leading example of a livable urban community.

## Results

- Study area of 3.6 square miles
- Existing conditions analysis:
  - Majority of residential units are densely concentrated single-family homes
  - Many of the higher density units are in need of rehabilitation
- Suggestions for:
  - Streetscape and public transit improvements would increase neighborhood safety and walkability, thus encouraging higher-quality development
  - Improving the overall appearance of the community would require strengthening existing neighborhoods through changes in land use and zoning, revitalization of the major corridors, and expansion of parks and open spaces
- Recommendations for potential improvements that would support TODs include:
  - Expansion of the existing bikeway network
  - Providing pedestrians with wide and even sidewalks, and more open spaces and parks
  - Accommodating multiple level apartments and higher residential density surrounding transit stations
  - Providing mixed commercial and residential uses
  - Creating more pedestrian-friendly commercial corridors with the front of buildings facing the sidewalk, and parking located at the rear of the lot